

Planning Commission Meeting Minutes

November 9, 2017

Meeting called to order by Chairman Stalmack at 7.00 pm. Showing present: Bardell, Belinski, Borden, Clark, Oddy, Pokerwinski, Stalmack, and Sherwood. Excused absent: Cichewicz. Also showing present: Planner Atkin, Deputy Clerk D. Hadyniak and 5 residents.

4. Minutes: Motion by Oddy, supported by Bardell to approve the Regular Planning Commission Minutes of October 12, 2017. Motion carried.

5. Public Hearing:

Motion by Oddy, supported by Borden to open Public Hearing. Public Hearing opened at 7:02 pm. Motion carried.

A. Consideration of proposed text amendments the Sumpter Township zoning ordinance to include language for Large Energy Solar Systems.

Planner Atkin started the public hearing informing the Planning Commission Members the reason the Large Energy Solar ordinance was on the agenda was because the company out in Arizona had contacted him a few weeks ago. Planner Atkins let the Planning Commission Members know the clean version of the ordinance had been sent over to the Township Attorney Young and he reviewed the ordinance. Attorney Young informed Planner Atkin that he didn't see any problems. Commissioner Oddy let Planner Atkin know we found an error on section 6.58 subsection (B) item (10) county needs to be changed to Wayne from Washtenaw. Commissioner Oddy addressed Planner Atkin concerning the distance from a residential home and if a distance needs to be added to the ordinance. Planner Atkin explained to Oddy that a seventy-five (75) setback is required to any adjacent property. Planner Atkin changed the language in the ordinance to state residential use instead of structure. Commissioner Belinski asked if the Large Energy Solar Farms would be required to have a buffer in the setback screening. Commissioner Oddy advised it will be a completely enclosed six (6) foot fence surrounding the perimeter to restrict unauthorized personnel. Commissioner Bardell wanted to know if there was going to be any shrubs around the perimeter. Planner Atkin told Commissioner Bardell in the ordinance they were required to plant eight (8) feet evergreen or add native vegetation. Commissioners Oddy and Borden questioned the Planner about the barbed wire fencing inside the perimeter fencing. Planner Atkin stated he could add additional language to the ordinance to talk about the placing of the barbed wire fencing and to address the scrub. Commissioner Oddy and Belinski raised the question to Planner Atkin about parking and access roads on the property. Planner Atkin told Commissioner Belinski that the location shouldn't require a parking lot because the system should be all encompassing, which wouldn't require more than one maintenance truck on site. In regards to the access road, Planner Atkin stated it would be off the road fifty (50) feet. Commissioner Oddy and Planner Atkin had a discussion regarding the screening inside and outside the fencing area to make sure it accommodated the use without making it too tight of the Energy Solar Systems to use. Planner Atkin will update language on ordinance per the recommendation of the commission. Commissioner Bardell asked about section 2-J-1 in respects to the landscaping requirements. Planner Atkin explained in section 2 it talked about the shrubs or buffer on the outside of the fencing. Resident Leonard White of 23555 Carleton West Rd. asked if the Planner knew of the exact location of the Solar Farm. Planner Atkin stated he

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was contacted about 6 weeks ago but hadn't heard anything back from the company recently. He let the resident know the company was just looking at locations out this way but would need to acquire sixty (60) acres of land.

Motion by Bardell, supported by Belinski to close the public hearing at 7:30 pm. Motion carried.

Motion by Oddy, to see final version of the Large Energy Solar System ordinance before recommending it to the Township Board. Supported by Borden, motion carried.

Motion by Bardell, supported by Oddy to open Public Hearing. Public Hearing opened at 7:32 pm. Motion carried.

B. Consideration of proposed text amendments the Sumpter Township zoning ordinance to include language for Portable Storage Containers.

Planner Atkin advised the Planning Commission Members the reason for the Portable Storage Container was coming before the commission was due to the influx of questions recently. He felt the Township needed some type of ordinance to control the location and purpose. Commissioner Oddy stated we currently have an ordinance for a two hundred (200) foot shed but nothing regarding the portable container. Commissioner Oddy thought this ordinance was passed in a prior meet and was pasted onto the Board. Planner Atkin specified he spoke with Janet Hoffman (former Deputy Clerk) and confirmed that no motions were carried to bring the portable storage container to be considered by the Township Board. Commissioner Borden asked Planner Atkin to add to the ordinance to state the containers cannot be utilized as a habitable living space. Commissioner Belinski questioned if the containers could be used to house animals. Planner Atkin stated when adding to the ordinance it was not to be used as a habitable space, it also included animals. Commissioner's Bardell and Belinski questioned the language in the ordinance to state regulating the period of time a temporary portable storage container could sit on the property. Chairperson Stalmack and Planner Atkin discussed the language to state something along the lines of no more than sixty (60) continuous or separate days within a rolling calendar from the time of initial installation. Resident Jim Stumpf of the Sumpter Township Fire Department expressed his concern with the portable storage container and how it could be a dangerous situation for the fire department. Due to the size of the container and the unknown material being stored in the container could cause the Fire Department additional safe concerns. Resident Jim Stumpf asked if the ordinance could make the applicant list all items within the container. Commissioner Oddy expressed to the resident, we don't make applicants' who have a shed list all items stored inside. Commissioner Oddy asked if making the storage container have ventilation requirements would it help with the safety concerns. Planner Atkin was to add to the ordinance a subsection to item (F) regarding the ventilation requirements for permanent containers to have at least a one (1) by one (1) foot for every one hundred (100) square feet vent at the heights point in the container. Commissioner Oddy asked if the Township should require the applicant to paint the container so it will blend into the house or the surrounding structures.

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Motion by Oddy, supported by Bardell to closed the public hearing at 8:17 pm. Motion carried.

Motion by Oddy to see final version of the Portable Storage Container ordinance before recommending to the Township Board. Supported by Belinski, motion carried.

6. New Business:

A. Master Plan Update: Planner Atkin advised all Planning Commission members he will email a copy to be discussed at the next meeting scheduled for December 14, 2017. He stated the email will have a red copy with the edits and a clean copy.

7. Open Floor:

Resident off Carleton West Rd. asked the Planning Commission if they had any updates on the Abraham property. He also questioned the Planning Commission if they knew of the Halloween event that took place?

Planner Atkin let the resident know he sent Mr. Abraham a list of items that needed to be completed before he could come back in front of the Planning Commission. Planner also advised the resident he spoke with Mr. Abraham about the Halloween party but was told it was going to be a small family party. The planner stated he wasn't aware anything was moving forward until he seen the flyer just hours before the Township Hall was to close for the weekend. The resident asked the planner in situations as those, who does he complain too? Commissioner Clark told him to contact the Supervisor's department and schedule a meeting with Supervisor Morgan. Planner Atkin told the resident if anything is added to the agenda for Mr. Abraham all property owners will be contacted within three hundred (300) feet.

8. Adjournment:

Motion by Clark, supported by Bardell to adjourn at 8:35 pm. Motion carried.

Respectfully submitted,
Dawn Hadyaniak
Sumpter Township
Deputy Clerk